

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, November 4, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-235** Application of **John Clark** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 3 feet for construction of a detached carport. The property is located at **1008 ROSEWOOD DRIVE N.E.**, fronts 50 feet on the north side of Rosewood Drive, and begins 207.5 feet east of the northeastern corner of Rosewood Drive and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: John Clark
Council District 6, NPU-F
- V-05-286** Application of **Molly Atwood Taylor** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 3 feet for an additions to an existing single-family house. The property is located at **241 LAKEVIEW AVENUE N.E.**, fronts 50.4 feet on the south side of Lakeview Avenue, and begins 150.6 feet east of the southeastern corner of Brookwood Drive and Lakeview Avenue. Zoned R-4 (Single-family Residential) District. Land Lot 101 of the 17th District, Fulton County Georgia.
Owner: Molly Atwood Taylor
Council District 7, NPU-B
- V-05-287** Appeal by **M.M. (Peggy) Harper** of a decision of an administrative officer (i.e. a staff person) of the Bureau of Buildings to issue a building permit for renovation of a multifamily building about which neighbors have concerns. The property is located at **221 DODD AVENUE S.W.**, fronts 50 feet on the north side of Dodd Avenue and begins 150 feet east of the northeastern corner of Dodd Avenue and Formwalt Street. Zoned SPI-18 SA-5 (Mechanicsville Special Public Interest District, Single-Family Sub-Area). Land Lot 75 of the 14th District, Fulton County, Georgia.
Owner: Johnny M. Simmons
Council District 4, NPU-V
- V-05-288** Application of **Keston Lai Fang** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.5 feet to 10 feet to allow for a deck addition to an existing single-family house. The property is located at **694 SCHUYLER AVENUE S.E.**, fronts 62.5 feet on the north side of Schuyler Avenue, and begins on the northeastern corner of Morley Avenue and Schuyler Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 23 of the 14th District, Fulton County Georgia.
Owner: Keston Lai Fang
Council District 1, NPU-W

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- V-05-289** Application of **Sheferan Berhanu** for a variance from the zoning regulations to 1) reduce the transitional side yard from the required 20 feet to 10 feet and 2) to allow for a transitional use within 100 feet of a residential district by making an addition to an existing gas station/convenience store. The property is located at **605 BOULEVARD N.E.**, fronts 97.5 feet on the east side of Boulevard and begins on the south eastern corner of Boulevard and Boulevard Place. Zoned C-1 (Community Business) District. Land Lot 47 of the 14th District, Fulton County, Georgia.
Owner: Sheferan Berhanu
Council District 2, NPU-M
- V-05-290** Application of **Jeff Erwin** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 15.5 feet, 2) reduce the rear yard setback from the required 15 feet to 3.4 feet and 3) increase the lot coverage from the allowed maximum of 50% to 53% for the construction of a new single-family house. The property is located at **1348 LANSING STREET S.E.**, fronts 40 feet on the east side of Lansing Street and begins, 169 feet south of the southeastern corner of Lansing Street and Gammon Street. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity
Council District, NPU-Y
- V-05-291** Application of **Jeff Erwin** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 15 feet, and 2) reduce the half-depth front yard setback from the required 17.5 feet to 10 feet and 3) increase the maximum lot coverage from the required 50% to 51% to allow for construction of a new single-family house. The property is located at **1296 MARCY STREET S.E.**, fronts 50 feet on the northeast side of Marcy Street and begins 265 feet southwest of the southern corner of Marcy Street and McDonough Boulevard. Zoned R-4 (Single-Family Residential) District. Land Lot 56 of the 14th District, Fulton County, Georgia.
Owner: Habitat for Humanity
Council District 1, NPU-Y
- V-05-292** Application of **Samantha W. Minutelli** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 32 feet and 2) reduce the north side yard setback from the required 7 feet to 4 feet to allow for a second story addition to an existing single-family house. The property is located at **1224 LANIER BOULEVARD N.E.**, fronts 55 feet on the west side of Lanier Boulevard, and begins 146.9 feet south of the southeastern corner of McLynn Avenue and Lanier Boulevard. Zoned R-4 (Single-Family Residential) District. Land Lot 2 of the 17th District, Fulton County, Georgia.
Owner: Samantha Minutelli
Council District 6, NPU-F

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- V-05-293** Application of **Najima Hill** for a variance from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 2 feet and 2) reduce the rear yard setback from the required 15 feet to 5 feet for an addition to an existing detached garage, and 3) reduce the west side yard setback from the required 7 feet to 4 feet to allow for an addition to an existing single-family house. The property is located at **1203 ZIMMER DRIVE N.E.**, fronts 60.68 feet on the south side of Zimmer Drive, and begins 1,105 feet east of the southeastern corner of Zimmer Drive and North Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 55 of the 18th District, Dekalb County, Georgia.
Owner: Cheryl & Roderick Rossborough
Council District 6, NPU-F
- V-05-294** Application of **Heidi Stephani** for a special exception from the zoning regulations to allow for a 6 foot privacy fence where only a 4 foot open fence is allowed. The property is located at **327 MURRAY HILL AVENUE N.E.**, fronts 56 feet on the east side of Murray Hill Avenue, and begins on the northeastern corner of Browning Street and Murray Hill Avenue. Zoned R-4A (Single-Family Residential) District. Land Lot 212 of the 15th District, DeKalb County, Georgia.
Owner: Heidi & Patrick Stephani
Council District 5, NPU-O
- V-05-295** Application of **Jim Brown** of decision of an administrative officer (i.e. a staff person) of the Bureau of Buildings to deny an application for a building permit for expansion and or/renovation of the property at 109 West Wesley Road because it is located on a lot that is developed with two single-family residential units in a zone that only allows one single-family unit per lot. The property is located at **109 WEST WESLEY ROAD N.E.**, fronts 170.30 feet on the north side of West Wesley Road, and begins on the northwestern corner of Vernon Road and West Wesley Road. Zoned R-2A (Single-Family Residential) District. Land Lot 113 of the 17th District, Fulton County Georgia.
Owner: Anna Griffin
Council District 7, NPU-B
- V-05-296** Application of **Ali Chunara** for a special exception from the zoning regulations to reduce the required on-site parking from 16 spaces to 12 spaces for the construction of a restaurant. The property is located at **30 MORELAND AVENUE S.E.**, fronts 100 feet on the east side of Moreland Avenue, and begins on the northeastern corner of Moreland Avenue and Wylie Street. Zoned C-1 (Community Business) District. Land Lot 208 of the 15th District, DeKalb County, Georgia.
Owner: Ali Chunara
Council District 5, NPU-O

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DEFERRED CASES

- V-05-150** Application of **Adam Jones** for a variance from the zoning regulations to 1) reduce the half-depth front yard setbacks from the required 15 feet to 3 feet and 2) reduce the west side yard setback from the required 7 feet to 6 feet for construction of a single-family residence. The property is located at **961 WYLIE STREET S.E.**, fronts 28 feet on the south side of Wylie Street, and begins on the southwestern corner of Wylie Street and Webster Street. Zoned R-5 (Single-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Marathon Holding, LLC
Council District 5, NPU-N
- V-05-172** Application of **Woodall Family Enterprises** for a special exception from the zoning regulations to reduce the off-street parking requirements from the required 85 spaces (1/300 s.q.) to 75 spaces for construction of a new office building. The property is located at **311 BUCKHEAD AVENUE N.E.**, fronts 165 feet on the south side of Buckhead Avenue, and begins 70.2 feet east of the southeastern corner of Buckhead Avenue and Fulton Drive. Zoned C-1 (Community Business) District. Land Lot 61 of the 17th District, Fulton County, Georgia.
Owner: Woodall Family Enterprises
Council District 7, NPU-B
- V-05-212** Application of **Sean Chang** for a variance from the zoning regulations to allow for a retaining wall in transitional side yard where such structures are otherwise prohibited. The property is located at **2884 MARTIN LUTHER KING JR. DRIVE S.W.**, fronts 100 feet on the south side of Martin Luther King Jr. Drive, and begins 324 feet west of the south western corner of Martin Luther King Jr. Drive and Harlan Road. Zoned C-1 (Community Business District Regulations) District. Land Lot 212 of the 14th District Fulton County, Georgia.
Owner: Qui Nguyen
Council District 10, NPU-I
- V-05-214** Application of **Bruce Hammond** for a special exception from the zoning regulations to expand an existing nonconforming use (i.e. an apartment building) by adding exterior decks and porches. The property is located at **710 NORTH AVENUE N.W.**, fronts 53.8 feet on the south side of North Avenue, and begins 114.2 feet east of the southeastern corner of Griffin Street and North Avenue. Zoned R-4-A (Single-Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: North Avenue
Council District 3, NPU-L

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- V-05-222** Application of **Allen Hoss** for 1) a variance from the zoning regulations to reduce the front yard setback from the required 40 feet to 10 feet, and 2) a special exception from the zoning regulations to reduce the on-site parking from 439 spaces to 235 spaces for construction of two retail structures. The property is located at **1375 SEABOARD INDUSTRIAL BOULEVARD N.W.**, fronts 537 feet on the south side of Seaboard Industrial Boulevard, and begins 804.5 feet east of the southeastern corner of Seaboard Industrial Boulevard and Hills Avenue. Zoned I-2 (Heavy Industrial) District. Land Lot 193 of the 17th District, Fulton County, Georgia.
Owner: Greg Catoe
Council District 9, NPU-D
- V-05-223** Application of **Lee Mayweather** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 4 feet, and 2) reduce the south side yard setback from the required 7 feet to 4 feet for construction of a new single- family house. The property is located at **580 GRIFFIN STREET N.W.**, fronts 28 feet on the west side of Griffin Avenue, and begins 56 feet south of the southwestern corner of Griffin Street and D'Alvigney Street. Zoned R-4A (Single- Family Residential) District. Land Lot 111 of the 14th District, Fulton County, Georgia.
Owner: Tekle Aylele
Council District 3, NPU-L